



**City of Santa Barbara**  
Airport Department

**DATE:** August 18, 2010  
**TO:** Airport Commission  
**FROM:** Karen Ramsdell, Airport Director  
**SUBJECT:** Lease Agreement – McIntosh & Rischar, dba Arrow Campershell

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with McIntosh & Rischar, dba Arrow Campershell, for 2,922 square feet of Building 116 and 5,398 square feet of fenced land, at 6190 Hollister Avenue, at the Santa Barbara Airport, effective October 1, 2010, for a monthly rental of \$4,141, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

Arrow Campershell is a Santa Barbara business that has been an Airport tenant in good standing since 1995. The Premises is used as offices, showroom, and storage of truck beds, camper shells and associated accessories. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.136 per square foot for the building space and \$.152 per square foot for the land, a 1.5% increase over the current rent. The rate is comparable to that charged for other buildings and land on the Airport for similar use and in similar condition.

In addition, Arrow Campershell will pay monthly utilities charges of \$65.50 for water, and \$35.25 for sewer service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map